

FOR SALE

OFFICE BUILDING WITH PLANNING CONSENT FOR 41 STUDENT UNITS

Reform Club, 5 Warwick Row, COVENTRY CV1 1EX



- Planning Consent granted of 41 student units
- 5 minute walk from Coventry University
- Exceptional public transport links
- Adjacent to Coventry City Centre retail area
- 5 minute walk from Coventry mainline railway station

Location

The property is located in Coventry City Centre fronting onto Warwick Row, immediately adjacent to the City Centre retail area. Coventry University is only 5 minutes' walk from the property.

Being in Coventry City Centre the property benefits from excellent transport links, with bus stops serving all main routes only 50 yards from the property.

Coventry's mainline railway station is 500 yards from the property, with regular trains to London Euston and Birmingham New Street.

Description

The property was granted full Planning Permission on 29 June 2018 for 41 student units. The consent allows for 26 studios and 15 bedrooms. These are supported by four shared living/kitchen/dining areas, laundry facilities, and storage for up to 20 cycles. Refuse areas are also included within the proposed development.

The main communal areas have been located to the front of the property to minimise any impact on the Listed part of the Reform Club. The majority of bedrooms are located in the 1970's extension to the rear of the property.

The property is arranged over ground, first and second floors to the front part, and ground, first, second and third floors to the rear.

The current consent allows for 26 studio rooms with ensuite facilities and small kitchen unit, and 15 bedrooms with ensuite facilities. There is potential to increase the number of rooms in the development.

There is currently a single occupier on the second floor to the rear of the property. The lease expires December 2020. The lease is excluded from the security provisions of the Landlord and Tenant Act 1954.

Price

Offers in excess of £1.695 million.

Planning

The property was granted Planning Permission on 29 June 2018.

A copy of the Planning Consent can be provided upon request.

Legal Fees

Each party to pay their own legal costs incurred in the transaction.

Energy Rating

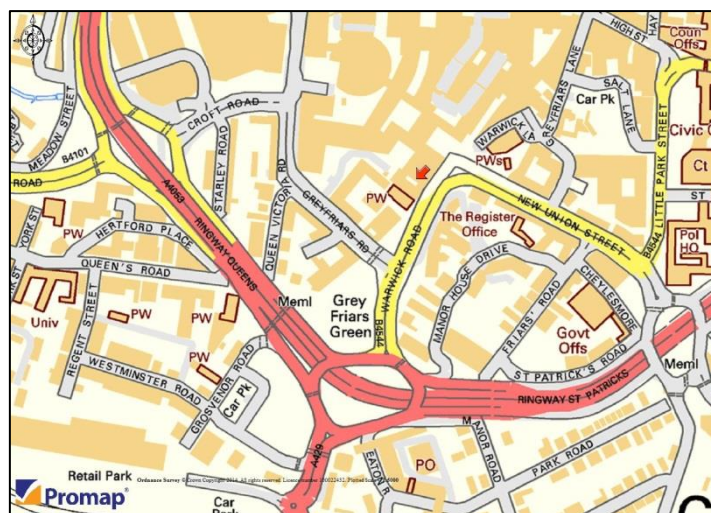
Current EPC rating D92. EPC available upon request.

Further Information and Viewing

Please contact the sole agent for further information or to arrange to view.

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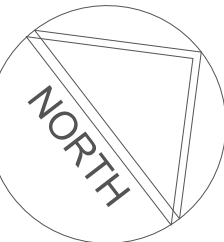
Figured dimensions to be followed in preference to those scaled from drawing.
All dimensions to be verified on site by the contractors and such dimensions to be their responsibility.
Drawing omissions and errors to be reported immediately to the architect.



NORTH

rev	date	description	drawn
client: Greenman Homes Ltd			
project name: Reform Club, 5 Warwick Row Coventry			
drawing name: Site Location Plan			
scale (size): 1:500@A3		drawn / approved: KS NM	date: FEB 2018
project no: 17030		drawing no: (08) 013 -	revision:
drawing status: PLANNING			
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All dimensions to be verified on site by the contractors and such dimensions to be their responsibility.
Drawing omissions and errors to be reported immediately to the architect.



Plans are indicative based on information provided by the vendor and observations on-site, and are subject to detailed survey.

A	14/06/18	Acoustic partition added	KS
rev	date	description	drawn

client:
Greenman Homes Ltd

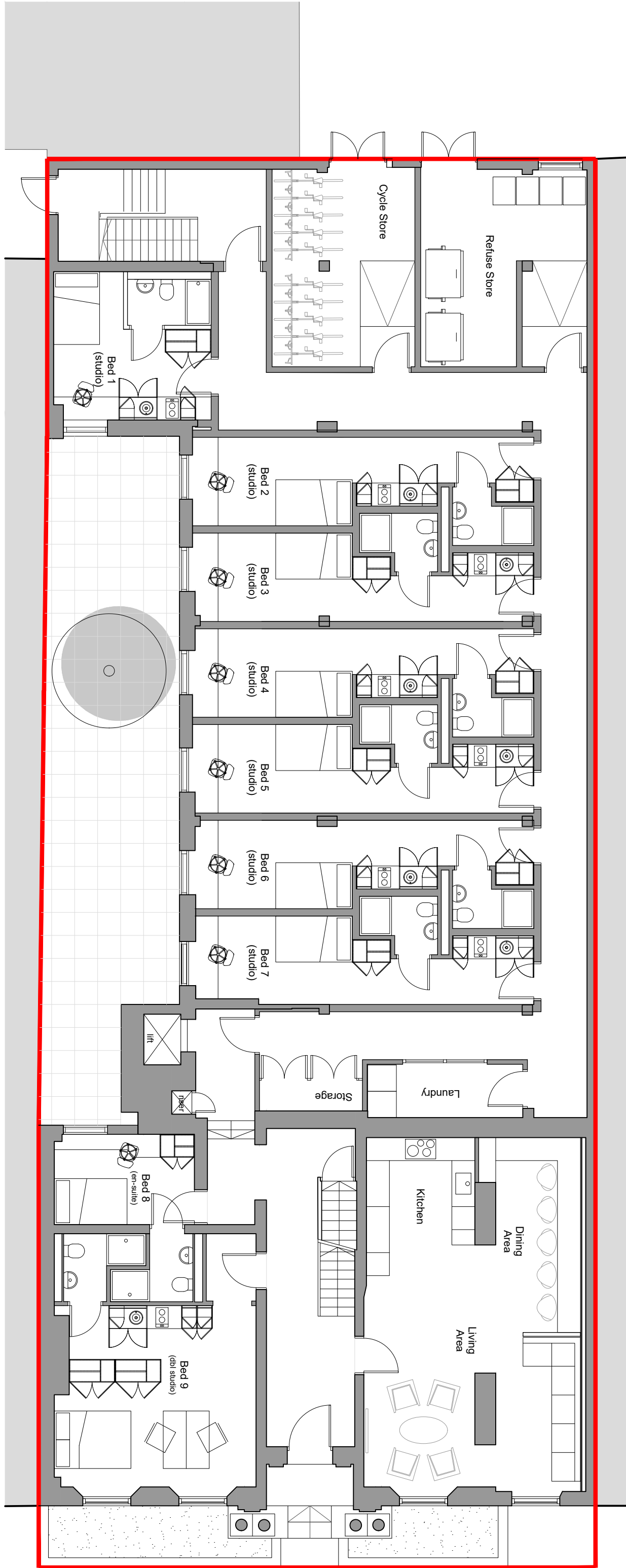
project name:
Reform Club, 5 Warwick Row
Coventry

drawing name:
Floor Plans
As Proposed

scale (size): 1:100@A1 1:200@A3
drawn / approved: KS NM
date: JAN 2018

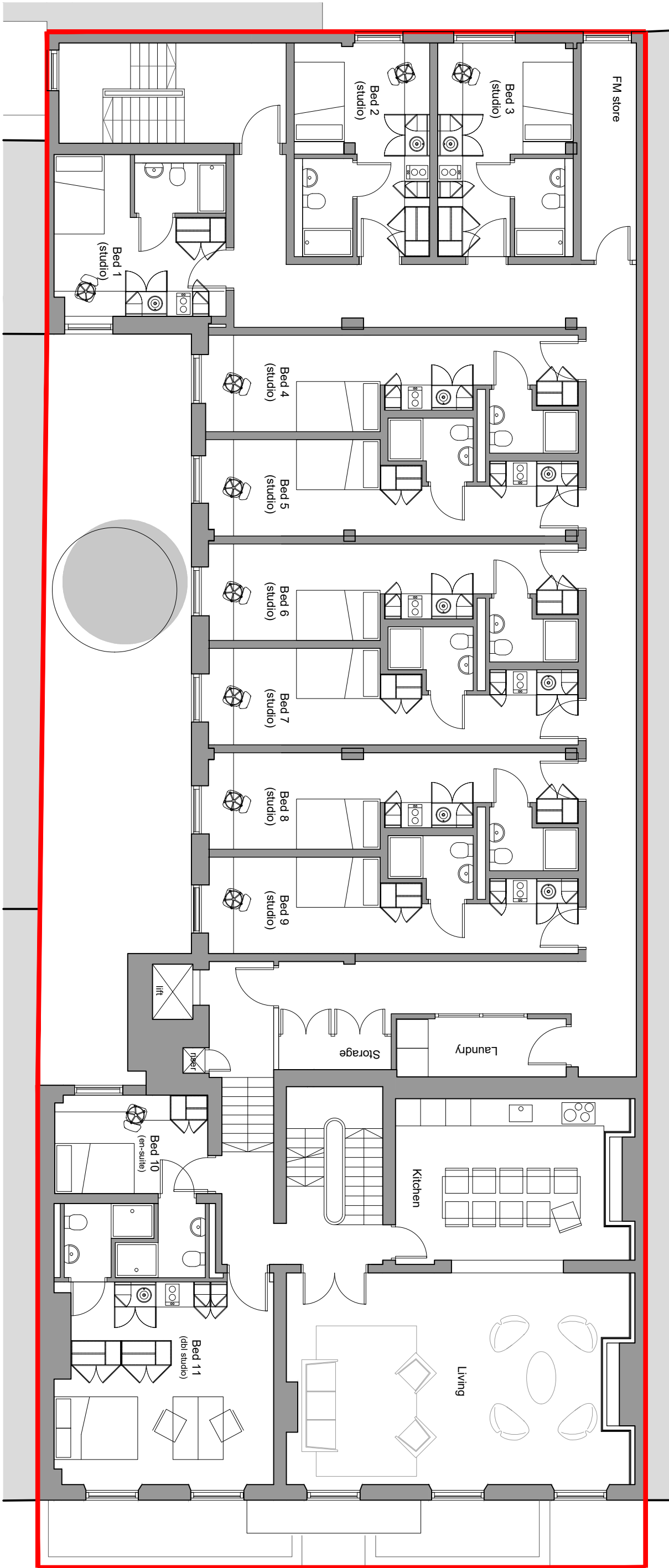
project no: 17030
drawing no: (08) 012 A
revision:

drawing status:
PLANNING



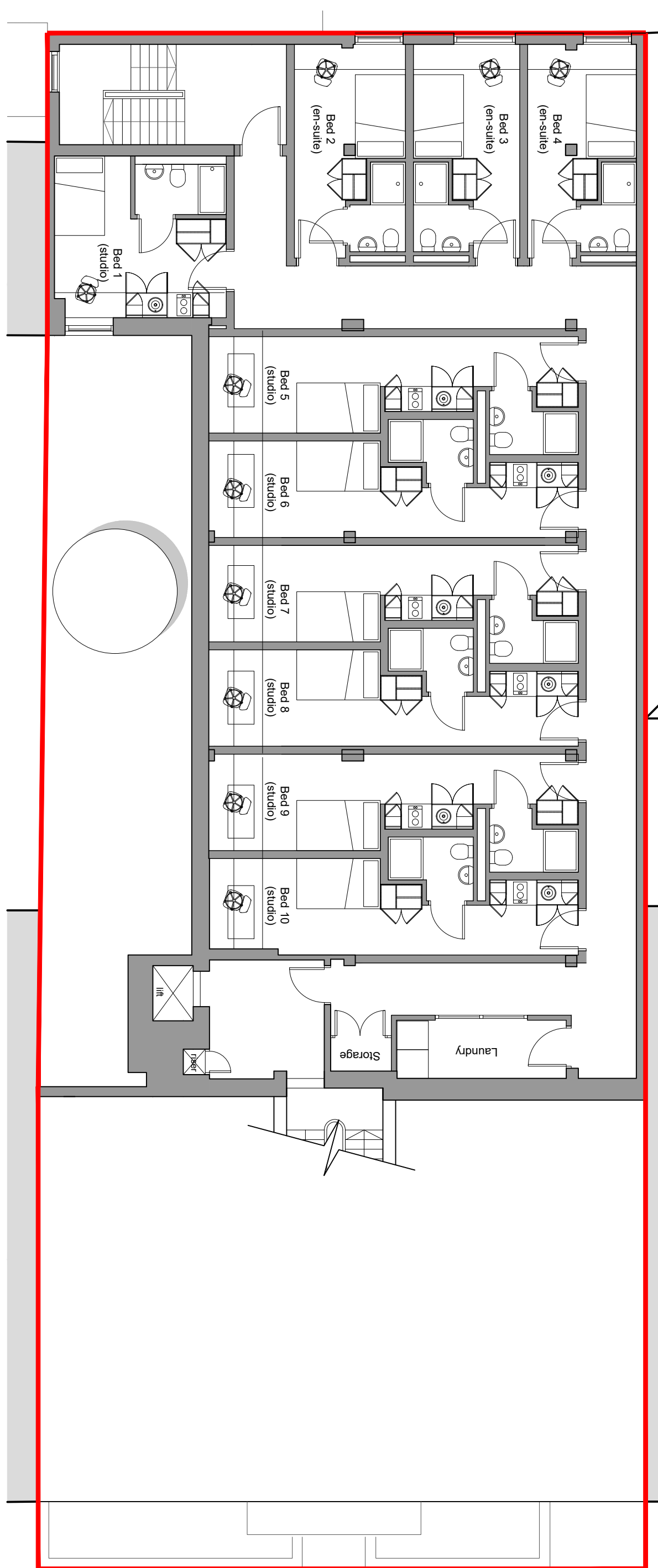
Warwick Row

Ground Floor Plan as proposed
1:100@A1



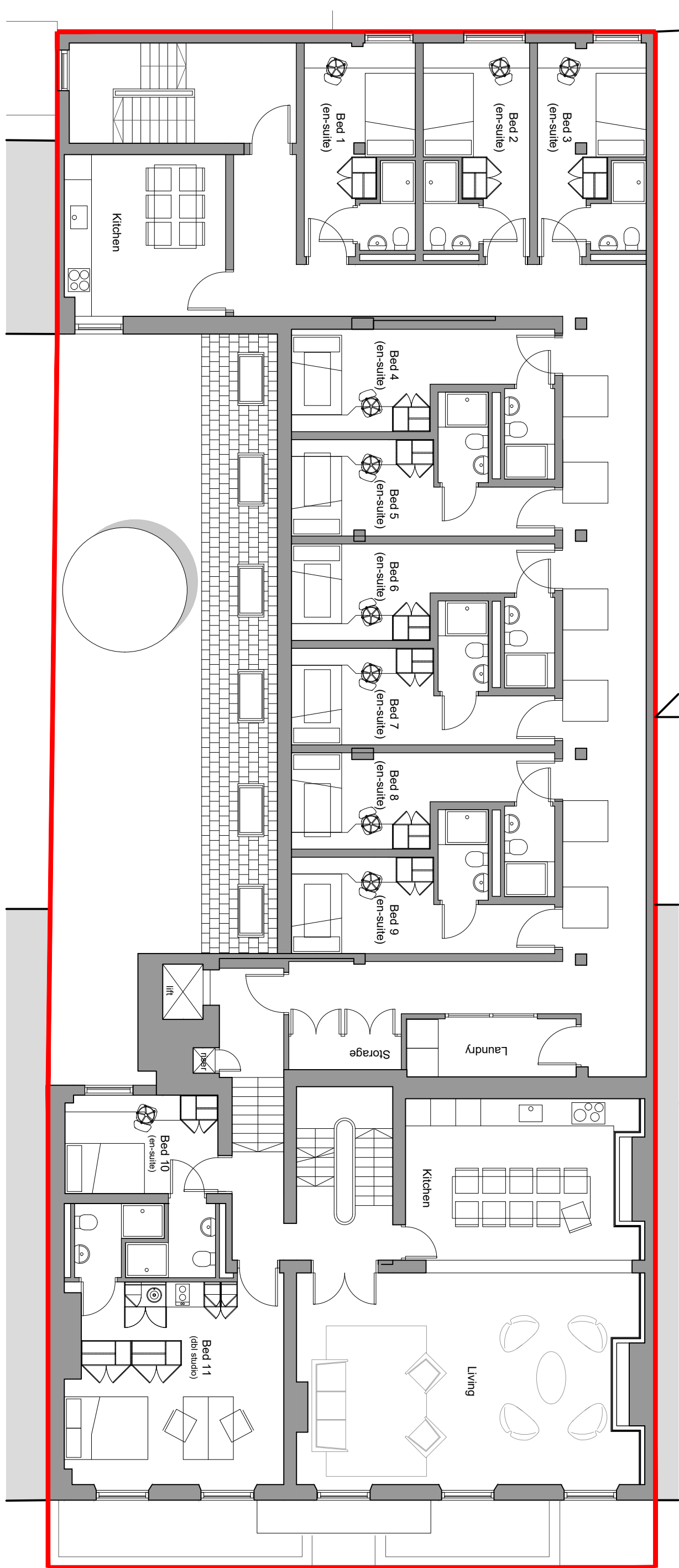
Warwick Row

First Floor Plan as proposed
1:100@A1



Warwick Row

Mezzanine Plan as proposed
1:100@A1



Warwick Row

Second Floor Plan as proposed
1:100@A1

